

MMU Zoning District Regulations

It is the intent of the Marshfront Mixed Use District to provide for a mix of uses such as residential, commercial, and resort accommodations at a scale suitable for the district. Development should take advantage of the views of Broad Creek. Permitted uses in this district are intended to compliment this area and its relationship to the headwaters of Broad Creek, where environmental, aesthetic or traffic concerns are significant.

Permitted Uses

Single Family Residential
Multifamily Residential
Mixed Use
Community Service
Government Facilities
Religious Institutions
Cemetery
Neighborhood Park
Special Use Park
Linear Park

Minor Utility
Eating Establishments, High Turnover
Eating Establishments, Low Turnover
Eating Establishments, without Seating
Health Services Office except Hospitals
Real Estate Sales/Rental Office
Other Office
Health Club or Spa
Agriculture
Mini Park

Permitted with Conditions (See Planning Staff for Conditions)

Daycare
Telecommunications Facility
Bed & Breakfast Inn
Convenience Store

Open Air Sales
Shopping Center
Other Retail Sales or Service

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Other Institutions
Community Park
Indoor Recreation

Liquor Store
Gas Sales
Major Utilities

Density (per Net Acre)

4 Dwelling Units
Hotel/Motel/Inn/Bed & Breakfast – 10 rooms
7,000 Square Feet Other Uses

Maximum Structure Height

Residential/Mixed Use
45 feet above Base Flood Elevation
3 stories/ 1 level parking
Non Residential
35 feet above Base Flood Elevation
2 stories/ 1 level parking

Maximum Impervious Coverage

45% of Gross Land for Residential
45% of Gross Land for Nonresidential
50% of Gross Land for Mixed Use

Minimum Open Space

45% of Gross Land for Residential
55% of Gross Land for Nonresidential
45% of Gross Land for Mixed Use

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.